

\$574,900 - 1, 1930 35 Street Sw, Calgary

MLS® #A2252572

\$574,900

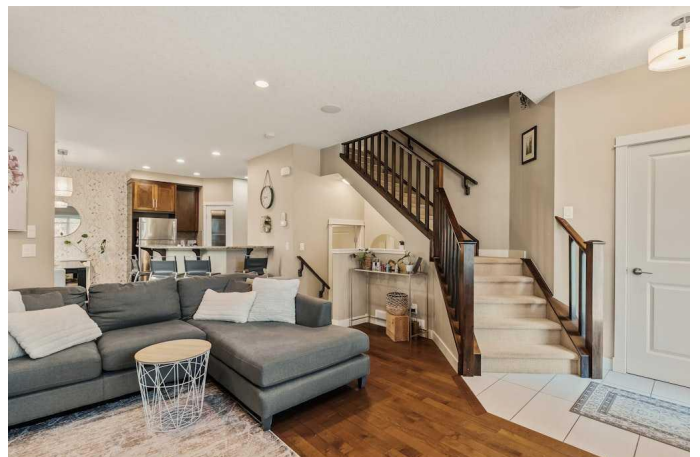
3 Bedroom, 4.00 Bathroom, 1,321 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Tucked away on a serene, tree-lined street in Killarney, this beautifully crafted townhouse offers striking curb appeal and timeless style. The main floor is filled with natural light from full-height windows and features a sleek tiled gas fireplace framed with custom built-ins in the living room. The kitchen showcases richly stained cabinetry, granite countertops, stainless steel appliances, a corner pantry, and a generous breakfast bar. The adjoining dining area adds warmth and character with designer wallpaper accents, creating the perfect space for hosting meals with friends or family. Upstairs, youâ€™ll find two private primary suites, one with a spa-inspired 5-piece ensuite including dual vanities, heated floors, a glass shower, and a jetted tub, and the other with its own 4-piece ensuite and walk-in closet. A convenient laundry room completes this level. The fully finished lower level expands the living space with a large rec room, an additional bedroom, and a private 3-piece ensuite. Outside, enjoy a welcoming front patio and the convenience of a single detached garage. All of this is set within the vibrant community of Killarney, offering easy access to the Killarney Aquatic & Recreation Centre, parks, playgrounds, Westbrook Mall, 17th Avenue dining, excellent schools, the nearby LRT station, and major routes for seamless connectivity.

Built in 2008



Essential Information

MLS® #	A2252572
Price	\$574,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,321
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 1930 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2X3

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	8
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.